

## RESOLUTION NO. CR-39-03

### A RESOLUTION TO APPROVE THE DEVELOPMENT PLAN FOR STRINGTOWN ROAD VILLAS, LOCATED NORTH OF WHITE ROAD AND EAST OF BUCKEYE PARKWAY

WHEREAS, on May 13, 2003, the Planning Commission approved the Development Plan for Stringtown Road Villas with the following stipulations:

1. Development Text to be reviewed and approved by City Staff;
2. Diagram showing entrance pavement width onto Buckeye Parkway (across from west road) to be defined;
3. Entry signage to be upgraded;
4. City installed bike path will meander and follow contours of retention pond of property;
5. Tree inventory to be provided, if requested by City Staff;
6. Landscape Plan to be reviewed and approved by Urban Forester regarding required number of trees at each unit;
7. Landscape Plan to reflect a free and open emergency vehicle access from White Road;
8. Landscaping Plan may need to be modified to ensure utility boxes are adequately screened at each unit;
9. Irrigation to be provided along Buckeye Parkway and White Road frontage;
10. Location/mix unit ratio to be 2/3 of unit design A & C along Buckeye Parkway, with a maximum of 40% of individual units to be the Villa Style (smallest of proposed units). The Chateau Style (largest unit) will be at least equal to or greater than the Villa Style on the site;

NOW, THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GROVE CITY, STATE OF OHIO, THAT:

SECTION 1. This Council hereby accepts the Development Plan for Stringtown Road Villas, located North of White Rd. & East of Buckeye Parkway, contingent upon the stipulations set by Planning Commission, except for #9 and with the following stipulation:

1. Irrigation to be provided along Buckeye Parkway and landscaping and fencing features to be provided along White Road frontage.

SECTION 2. This resolution shall take effect at the earliest opportunity allowed by law.

  
Maria C. Klemack, President of Council

  
Cheryl L. Grossman, Mayor

Passed: 6-16-03  
Effective: 6-16-03

Attest:

  
Tami K. Kelly, CMC/AAE, Clerk of Council

→ Certify that this resolution  
is correct as to form.

  
Thomas R. Clark, Director of Law

CR-39-03  
Stringtown Road Villas  
DEVELOPMENT STANDARDS TEXT

Subarea C (PUD-R)

Grove City, Ohio

The EPCON Group, Inc.  
6277 Riverside Drive  
Dublin, OH 13047

Revised April 9, 2003  
Revised April 30, 2003  
Revised May 2, 2003

## **INTRODUCTION**

Subarea C is part of a multi-use development project divided into five (5) Subareas, A, A<sub>1</sub>-A<sub>10</sub>, B, C and D, approved November 16, 2001 as part of the Yountkin Zoning Text. The development is proposed to be a mixed-use community with regional and local retail, condominiums, multi-family and potential office/hotel uses. Subarea C is proposed to be a condominium community. Subarea C is bounded by a proposed regional shopping center to the north, large lot residential uses on septic tanks and wells in the Township to the south, a proposed multi-family residential community to the west and vacant ground to the east.

The development will incorporate architectural focal points, visual landmarks, reasonable landscape setback buffers between the residential use and proposed commercial development, and open spaces to provide visual image, reference points and identity. The development will also accommodate street and pedestrian connections to unify each individual development and to minimize traffic on the arterial streets. Unified elements, character and general design must be coordinated and compatible throughout the Property. The proposed road system, designed to serve existing and future development, will consist of the construction of Buckeye Parkway from the south to north property lines of the Property, three (3) east/west roads and the improvement of White and Stringtown Roads, including full signalization at Buckeye Parkway/Stringtown Road and at Stringtown Road and the entrance road to Subarea A (the "Interior Road"). The proposed and existing road system provides logical boundaries for this Subarea, which is considered an independent district for zoning and development purposes. A new east access road (the "East Road") forms the north boundary of the property. Proposed Buckeye Parkway is to the west with White Road forming the south boundary.

The Master Landscaping Plan has been submitted establishing a general-landscaping plan for the entire Property. The landscaping plan filed as part of the Development Plan submittal for Subarea C shall supplement the Master Landscaping Plan and will be coordinated with the City's "theme" concept. An architectural entry feature will be provided at the entry from Buckeye Parkway.

## **SUBAREA C (26.16± Acres)**

This subarea contains condominium residential development, which serves as a transition between the retail/commercial community center to the north and lower density residential to the south and higher density multi-family residential proposed on Subarea B. Architecture of the buildings is to be compatible with Subarea B development in its general design, materials and overall quality. This condominium area will have a unified, residential scale appearance with a density not to exceed 6 units per acre. One full access curb cut will be permitted on Buckeye Parkway. No occupancy permits for any building constructed on Subarea C shall be issued until Buckeye Parkway is open for public use from Stringtown Road to White Road. The location of permanent curb cuts and the location and construction of any temporary access and the restoration thereof shall be reviewed and approved by the City Engineer.

### **A. DEVELOPMENT STANDARDS**

#### **(1). Yard and Setback Requirements:**

- (a). Set backs from Buckeye Parkway, and Future East Road shall be ~~2550~~ feet for parking and ~~50 feet for buildings, unless established at greater distances on the Development Plan.~~
- (b). Except for minor encroachments as shown on the Development Plan, parking and building setbacks along White Road shall be a minimum of 45 feet.

#### **(2). Parking and Loading**

- (a) All parking and loading shall be regulated by the Grove City Code (presently in effect or as a subsequently amended). No carports shall be permitted.
- (b) Each dwelling unit shall include an attached garage.

#### **(3). Waste and Refuse**

All waste and refuse shall be controlled in individual containers and privately picked up by a contractor of the condominium association.

#### **(4). Building Design and Materials**

- (a). No building shall exceed 25 feet in height as measured per Grove City Zoning Code with two stories.
- (b). The minimum square footage of units shall be as follows:

Abbey ("A")	1,565 sq. ft.
Canterbury ("C")	1,710 sq. ft.
Villa ("V")	1,270 sq. ft.

Chateau ("CH") 1,865 sq. ft.

- (c). Except as shown on the Development Plan, no buildings shall back onto any public road and garage doors shall not front onto Buckeye Parkway or White Road. Two-thirds of all buildings fronting Buckeye Parkway and White Road shall be the A or C model.
- (d). Buildings shall be finished on four sides with brick or stone, wood, and stucco, individually or in combination thereof and shall comply with the concepts depicted on the elevations attached hereto as Exhibit A 1-2.
- (e). No building shall exceed four (4) units per building.
- (f). Satellite dishes in excess of 18 inches in diameter shall be prohibited.

**(5). Landscaping**

- (a). A landscape treatment shall be established along Buckeye Parkway, White Road and the Future East Road to minimize visibility of parking areas as approved by the City's Urban Forester.
- (b). Ponds shall be constructed and reviewed and approved by the City Engineer. All ponds shall be aerated and ponds at the entrance to the Property shall be illuminated.
- (c). Minimum tree sizes at installation shall be two inches in caliper for shade and ornamental trees and five feet in height for evergreens.
- (d). A landscaped and irrigated identification feature at the intersection of the East Road and Buckeye Parkway shall be required, similar to that established for Subarea "B" and approved as part of this development plan process.
- (e). Landscaping along Buckeye Parkway ~~and White Road~~ shall be irrigated.
- (f). Landscaping within the site shall, at a minimum, shall comply with code and be reviewed and approved by the City's Urban Forester.
- (g). Landscaping shall be in accordance with the City's approved "theme".
- (h). The Master Landscape plan shows the general perimeter landscape design for the Property.

- (i). A specific street tree-planting plan has been established for Buckeye Parkway. The future East Road and along the north side of White Road one tree every fifty (50) feet will be provided.
- (j). Any portion of a lot upon which a building or parking area is not constructed shall be covered with landscaped materials, sod or other ground cover. Grass or other ground cover shall be planted in areas awaiting development. Sod to be provided along Buckeye Parkway, clubhouse, White Road, entry way, and the perimeter of all buildings.

**(6). Traffic Flow**

- (a). Interior private roadways and their connection to public right-of-way shall be reviewed and approved by the City Engineer.
- (b). Temporary construction access shall be permitted to and from White Road and the East Road.
- (c). The main street into the Property shall be curbed as shown on the Development Plan.

**(7). Utilities**

All new utility lines including water supply, sanitary sewer service, electricity, telephone, gas, and feeder lines shall be placed underground and their connections shall be screened.

**(8). Signage and Graphics**

- (a). Signage is submitted as part of the Development Plan. ~~shall be approved as part of the approval of the Development Plan.~~ Signage shall comply with the signage shown on the Development Plan, and the NBBJ "theme" concept, which may vary from the requirements of Section 1145 of the Codified Ordinances.
- (b). Subject to approval by the Chief Building and Zoning Official as to location and size, a temporary sign, advertising the sale of condominiums on Subarea C, is permitted on any Subarea A<sub>1</sub>-A<sub>10</sub> out-parcel until the out-parcel is developed. A time restraint will be applied to this provision.
- (c). Directional signage shall be installed as required or approved by the City Engineer.

**(9). Lighting:** Except as otherwise herein stated:

- (a). Parking and other exterior lighting shall be on poles or wall mounted as shown on the Development Plan and be consistent with the development in Subarea B.
- (b). Site lighting shall be no higher than 12'.
- (c). Cutoff type landscape and building up lighting shall be permitted.
- (d). All lights shall be arranged to reflect light away from any street or adjacent property.
- (e). Direct or indirect glare into the eyes of motorists or pedestrians shall be avoided.
- (f). All building illuminations shall be from concealed sources or pole mounted spots.
- (g). No colored lights shall be used to light the exterior of buildings.
- (h). All exterior lighting fixtures to be consistent with "theme" concept.

**(10). Mailboxes/Car Cleanup Area**

Mailboxes shall be grouped in banks of 4 to 12 individual mailboxes throughout the site.

**B. PENALTY**

Violation of any of the above shall be deemed a violation per the provisions of section 1131.99 of the Codified Ordinances.

*Applicant, for itself, its successors and assigns, including successors owners of the Property, does hereby agree to abide by the above restrictions and conditions contained in this Text.*

Signature of Applicant	Date	Signature of Owner	Date
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Approved:

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Richard L. Stage, City Administrator    Date